

BRIGHTWATER

A Port Credit Waterfront Community

KILMER GROUP

DiamondCorp

dream 

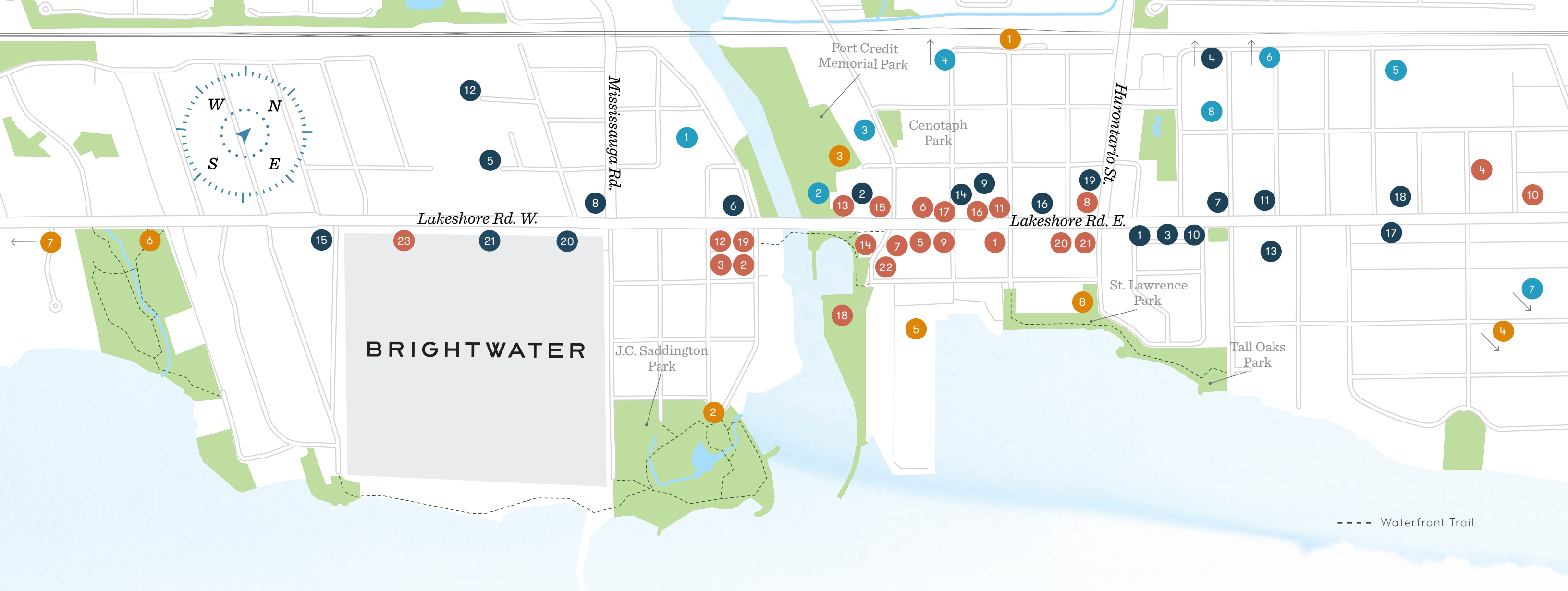
FRAM + Slokker

A Neighbourhood Full of Character and Charm

PORT CREDIT

- Along the shoreline of Lake Ontario in South Mississauga
- Steeped in rich history as trading post
- Recreational hub and waterfront destination attracting visitors from across the GTA
- Vibrant main street experience with restaurants, patios, bars, boutiques, and lifestyle amenities
- Strong BIA with year-round events and attractions





The Best of Port Credit Village

Attractions

- 1 Port Credit GO Station
- 2 J.C. Saddington Park
- 3 Port Credit Memorial Park
- 4 Adamson Estate
- 5 Port Credit Marina
- 6 Brueckner Rhododendron Gardens
- 7 Richard’s Memorial Park
- 8 St.Lawrence Park

Learning

- 1 Riverside Public School
- 2 Port Credit Library
- 3 Applewood Rainbow Montessori School
- 4 Kenollie Public School
- 5 Mentor College
- 6 Port Credit Secondary School
- 7 Blythe Academy
- 8 Forest Avenue Public School

Shops

- 1 Ava Florist
- 2 Blueheel Dance Studios
- 3 CEO’s Boutique
- 4 Cousins Market
- 5 Credit Landing Shopping Centre
- 6 Dry Aged
- 7 Elmwood Meat Market
- 8 GEARS Bike Shop
- 9 It’s Our Little Secret Consignment Shop
- 10 Kenny’s Hair Barber Shop
- 11 LCBO
- 12 Loblaws
- 13 Pet Valu
- 14 Rabba Fine Foods
- 15 Shoppers Drug Mart
- 16 Stavebank Florist
- 17 Surmesur
- 18 The Headloft
- 19 Union Barbers
- 20 LCBO
- 21 Future Grocery Store

Food + Drink

- 1 Archtop Café
- 2 Captain Robin’s Family Restaurant
- 3 Chelsea
- 4 Colossus Greek Taverna
- 5 Door FiftyFive
- 6 El Jefe
- 7 Eva’s Original Chimneys
- 8 The Brogue
- 9 Crooked Cue
- 10 My Secret Kitchen
- 11 Nomad’s Restobar
- 12 Ombretta Cucino + Vino
- 13 Papa Giuseppe’s
- 14 Posta Italbar Cucina
- 15 Pump House Grille Co
- 16 Raw Aura Organic Cuisine
- 17 Scoops Ice Cream
- 18 Snug Harbour
- 19 Starbucks
- 20 The Social Bakeshop
- 21 Port House
- 22 Breakwater / The Waterside Inn
- 23 Future Coffee Shop

A MODERN WATERFRONT VILLAGE

of Unprecedented Scale and Vision



Where Home Extends Beyond Your Four Walls

INTRODUCING THE VILLAGE SQUARE AT BRIGHTWATER

- Destination village square that acts as community hub
- Features lifestyle shops, cafés, restaurants, and service amenities
- Vibrant, multi-seasonal, communal gathering space
- Supports activations and events
- Primary access point to the new neighbourhood
- Activated retail along a main street



INTRODUCING THE WATERFRONT DISTRICT AT BRIGHTWATER

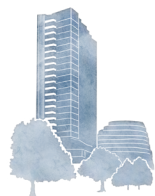
- Adjacent to the waterfront park overlooking Lake Ontario
- Creates a landmark destination attracting visitors from afar
- Activates waterfront with dynamic, original, all-season programming
- Includes residential, retail, office, community, cultural mixed-use space
- Enhances the area by complementing adjacent public park

A Highly Anticipated, Truly Complete Community

THIS IS BRIGHTWATER



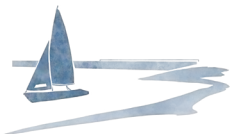
72-Acre
Master Plan



4.5 Million SF of
New Built Form



5 Public
Parks



18 Acres of Open Spaces
& Public Realms



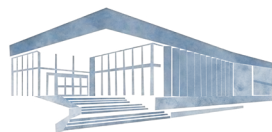
2,995 Residential
Units



Proposed
Elementary School



300,000 SF
of Retail & Office



Envisioned
Community Centre



Grand in vision, intimate in nature...
This is Brightwater I



Key Facts:

- Storeys: 5
- Total suites: 75 condos
- Starting from: 500 SF
- Suite mix: 1B, 1B+D, 2B, 2B+D
- Target occupancy: Q2 2023

Unique Features:

- Main street experience
- Vista views of residential neighbourhood (N) or privately-owned Village Square (S)
- Cantilever architectural feature
- Closest access to retail streetscape

Unparalleled views, luminous horizons...
This is Brightwater II



Key Facts:

- Storeys: 14
- Total suites: 235 condos, 15 townhomes
- Starting from: 460 SF (condo), 1115 SF (townhome)
- Suite mix: 1B, 1B+D, 2B, 2B+D
- Target occupancy: Q1 2023

Unique Features:

- Located directly along central boulevard
- Vista views of privately-owned Village Square (N) or linear park and towns (S)
- S and SE facing suites may have views of the lake, Credit River, and Toronto skyline

Modern Amenities & A Resort-Like Setting

LIFE IS SMOOTH SAILING FROM HERE

Experience the best of both worlds whether you live at Brightwater I or II with access to all of the thoughtfully designed lifestyle amenities, including:

- 24-hour concierge • Large parcel storage • Entertainment lounges & party rooms • Gym • Yoga & meditation spaces • Outdoor dining & BBQs • Rooftop terrace/sun deck • Co-working space • Pet spa • Bicycle storage • Smart home connections • Community Village Square for all seasons • 20,000+ SF of ground-floor retail • Unique location amenities at the gateway of Brightwater • And more!



BALCONY VIEW

A Community Built to Anticipate Your Needs

MAKE FUTURE-FORWARD LIVING A REALITY

Brightwater is a resilient and innovative district built to enhance your living experience and comfort now and well into the future. Take advantage of all these standard features at Brightwater.



Digital home security package



Virtual concierge



Interchangeable Swidgets™



Programmable thermostats



Master lighting control



Keyless entry



Unlimited internet data



Wi-Fi connectivity in amenity spaces



Access to electric vehicle charging stations



Public Wi-Fi



Community app

10 Reasons to Live at Brightwater

LIFE IS BRIGHTER HERE

1

Be the first owner in a world class, master-planned community with **5 public parks** and **18 acres of open spaces**.

2

Enjoy a morning or evening walk or ride along the **Waterfront Trail**, with direct community connectivity.

3

Meet friends for food and drinks at a local hotspot on the **Port Credit main strip** and **the Village Square**.

4

Walk to J.D. **Saddington Park or Memorial Park** for a scenic picnic or barbeque.

5

Check out one of the many **year-round events** happening right in Port Credit.

6

Get downtown within 20 minutes on the **Lakeshore GO or the QEW**.

7

Pick up last-minute provisions from the **local grocer or LCBO** to entertain your guests in style.

8

Walk to the **Port Credit Harbour Marina** and relax watching the sailboats go by.

9

Shuck fresh oysters by the lake at **Snug Harbour, a local staple** and popular destination.

10

Be ahead of the curve and **control your home with your smartphone**.

A Neighbourhood with Positive Economic Indicators

PORT CREDIT PRIMARY MARKET AREA

Population

52,390

Port Credit is one of the fastest growing neighbourhoods in Mississauga.

Average Household Size

2.6

An attractive neighbourhood for upwardly mobile professionals and young families.

Ethnicity

65% vs. 35%

Non-Immigrant Immigrant

A diverse population composition with both generational and new residents.

Total Number of Households

20,800

One of the most desirable areas to live in Mississauga, bordering well-established Lorne Park and Mineola.

Average Household Income

\$130,832

An affluent neighbourhood with an average household income 82.6% higher than that of Toronto (\$71,631).

Mississauga Condo Appreciation*

114% Per Year

Condo investments in Mississauga are appreciating 16% more per year than Toronto (11.83%).

Median Resident Age

43.8

An established demographic where 80% of residents own their own homes.

Dwelling Type

82% vs. 18%

Non-Condo Condo

A low supply of condominiums makes it a more desirable dwelling type to invest in.

Mississauga Rental Rate Appreciation

41%

Mississauga condo rentals appreciated at an average of 41% over the past 5 years.

**Average Annual Appreciation
Over 5-Year Period*